

## CAPSULE SUMMARY SHEET

Survey No.: CH-410 (PACS A16) Construction Date: 1942/1955  
Name: Hotel Charles Property  
Location: North side of Burnt Store Road, Hughesville, Charles County

Private/Commercial and Residential/Occupied/Good/Restricted

### Description:

The Charles Hotel Property contains a hipped-roof building constructed in 1942. It has an asphalt-shingle hipped roof with a center gable. It is of masonry construction with a brick exterior and concrete foundation. Its current function is a tavern and is connected to the hotel, constructed circa 1955, through a hyphen. The west side of the property contains a 1½-story side-gable cottage constructed in 1942 with an asphalt shingle roof and brick exterior. It is connected to the tavern by a brick arch. The building setting is a commercial and residential area just west of the Leonardtown Road and Burnt Store Road intersection.

### Significance:

C. Posey Herbert purchased the 3.6 hectare (9 acre) lot in 1937. The premises currently retains this size. According to a former owner, William Canter, the original hotel on the parcel burned in a fire in 1946. It was rebuilt in 1955 and attached to a hipped-roof building constructed in 1942. The property has been sold a number of times until its current owner, Lawrence H. Adams, acquired it in 1992. The structures are not significant resources, as they are undistinguished examples of common building types. The hipped-roof building has been altered with a shed-roof addition projecting from its north elevation. The cottages have lost their historic association with the original hotel, which was destroyed in a fire in 1946.

**Maryland Historical Trust**  
**Maryland Inventory of Historic Properties Form**  
**MD 5 - Hughesville Project**

DOE \_\_\_yes \_\_\_no

**1. Name:** (indicate preferred name)

historic Hotel Charles Property

and/or common Lawrence H. Adams Property

**2. Location:**

street &amp; number North side of Burnt Store Road \_\_\_ not for publication

city, town Hughesville \_\_\_ vicinity of congressional district

state Maryland county Charles

**3. Classification:**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
___ district	___ public	<u>X</u> occupied	___ agriculture ___ museum
<u>X</u> building(s)	<u>X</u> private	___ unoccupied	<u>X</u> commercial ___ park
___ structure	___ both	___ work in progress	___ education <u>X</u> private
___ site	<b>Public Acquisition</b>	<b>Accessible</b>	___ entertainment residence
___ object	___ in process	<u>X</u> yes: restricted	___ government ___ religious
	___ being considered	___ yes: unrestricted	___ industrial ___ scientific
	<u>X</u> not applicable	___ no	___ military ___ other:
			___ transportation

**4. Owner of Property:** (give names and mailing addresses of all owners)

name Lawrence H. Adams

street &amp; number 3545 Three Notch Road

telephone no.:

city, town Mechanicsville

state and zip code MD 20659-4460

**5. Location of Legal Description**

Land Records Office of Charles County

liber 1710

street &amp; number Charles Street

folio 59

city, town La Plata

state MD

**6. Representation in Existing Historical Surveys**

title

date \_\_\_ federal \_\_\_ state \_\_\_ county \_\_\_ local

depository for survey records

city, town

state

## 7. Description

Survey No. CH-410 (PACS A16)

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Resource Count: 2

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Hotel Charles is a 2-story, 8-bay flat roof building on the north side of Burnt Store Road in Hughesville, Charles County. According to a long time local resident of the Hughesville, it was constructed in 1955 on the site of a previous hotel destroyed by a fire in 1946. A hyphen connects the hotel to a 1½-story hipped-roof building with a center gable. According to a former owner, William Canter, the building was constructed in 1942 along with a side-gable cottage attached to the hipped cottage by a brick arch.

The hipped building has an asphalt-shingle hipped roof with a center gable. It is of masonry construction with a brick exterior and concrete foundation. Its current function is a tavern, and it is connected to the hotel through a hyphen. It contains 2-light, wood-panel and 4-light, wood panel doors and one 2-light, wood fixed window on its front, or south elevation. Most of the windows are wood, 4/4 double-hung. It has a projecting front-gable entry on the north elevation. There is also a 1-story shed-roof addition with a clapboard exterior partially concealing the rear elevation.

A 1½-story, side-gable cottage is located on the west side of the property and is connected to the west elevation of the hipped-roof cottage by a brick arch. The residence contains an asphalt shingle, side-gable roof with two, front-gable dormers. There is an exterior brick chimney on the west elevation. The building is of masonry construction with a brick exterior and concrete foundation. It contains a 1-story enclosed shed-roof porch on the south elevation, with a 12-light, wood door and two, 6-light sidelights. All of the windows are wood, 6/6 double-hung or wood, 1/1 double-hung sash. The enclosed porch contains four, 8-light wood casement windows.

The property is located on the north side of Burnt Store Road approximately 15 meters (50 feet) from its intersection with Leonardtown Road. The site is clear of trees and contains an asphalt parking lot along the building's south elevation and a dirt parking lot along its north elevation. The property's setting is a residential and commercial area along Burnt Store Road.

## Survey No. CH-410 (PACS A16)

<b>Specific dates</b> 1942/1955	<b>Builder/Architect</b> Unknown
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check:      Applicable Criteria:    \_\_\_A   \_\_\_B   \_\_\_C   \_\_\_D  
                 and/or  
Applicable Exceptions:    \_\_\_A   \_\_\_B   \_\_\_C   \_\_\_D   \_\_\_E   \_\_\_F   \_\_\_G  
  
Level of Significance:    \_\_\_ national            \_\_\_ state            \_\_\_ local

C. Posey Herbert purchased the 3.6 hectare (9 acre) lot in 1937. The premises currently retains this size. According to a former owner, William Canter, a hotel was constructed on the parcel and burned in a fire in 1946. It was rebuilt in 1955 and attached to a hipped roof building constructed in 1942, which was associated with the previous structure. The property has been sold a number of times until its current owner, Lawrence H. Adams, acquired it in 1992. There are no detailed, published historic maps of Charles County, Maryland that locate and indicate ownership of structures.

The Maryland Colony was granted by King Charles I to Lord Baltimore in 1632. Two years later, the first European community was established at St. Mary's City. Subsequent colonization moved north, along the Potomac and Patuxent Rivers. As settlers migrated away from St. Mary's City, the formation of a new county became necessary, and Charles County was founded in 1658. This area was originally inhabited by Algonquins of the Powhatan Confederacy. Road clearing began in the mid-eighteenth century as a result of the establishment of port towns and Maryland's rising population. Tobacco cultivation dominated the economic and social life of Charles County until the mid-nineteenth century when soil exhaustion required agricultural diversification. The introduction of rail lines in the late nineteenth century linked Charles County with the north and south, encouraging trade. While the suburbanization of Charles County was ensured by the widespread availability of the automobile in the mid-twentieth century, the County has retained its rural and agricultural character.

The area that became Hughesville was located in Lord Baltimore's grant of 6,879.9 hectares (17,000 acres) of Newport Hundred to Major William Boarman during 1650-1699. This land included the region "east of Zachiah Swamp" and became known as Boarman's Manor. Hughesville does not appear on an 1840 Map of a Part of Maryland, and Fisher's 1852 Gazetteer of the State of Maryland did not list the community. Hughesville was located at the crossroads of two of the main routes through Charles County: Burnt Store to Patuxent City and on to Annapolis, (Burnt Store Road and Prince Frederick Road/Route 231) and Bryantown to Charlotte Hall and on to St. Mary's City (Leonardtowntown Road/Route 5). Accordingly, Hughesville is shown on Martenet's 1866 Map of Maryland, Atlas Edition. The 1871 State Gazetteer and Merchants and Farmers Directory for Maryland and the District of Columbia called Hughesville a "post town." Bland's 1887 Maryland Directory and State Gazetteer listed both Episcopal and Roman Catholic churches in Hughesville as well as a Friends' school, four (4) general merchandise stores, two (2) saloons, two (2)

## CONTINUATION SHEET

### MARYLAND HISTORICAL TRUST

### STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Hotel Charles Property

SURVEY NO.: CH-410 (PACS A16)

ADDRESS: North side of Burnt Store Road, Hughesville, Charles County

## 8. Significance (Continued)

undertakers, a wheelwright, a blacksmith, a tobacco buyer, and a population of fifty (50). Gannett's 1904 Gazetteer of Maryland defined Hughesville as a "post village...on the Washington, Potomac and Chesapeake Railroad" (Gannett 1904: 43). By 1906 the community was known as "a station of the Southern Maryland Railroad...and a banking town" with two (2) physicians, two (2) general stores, two (2) blacksmiths, a grist and saw mill, a flour mill, an undertaker and livery, a hotel, a hotel and saloon, a grocer and saloon, an insurance salesman, and a population of 150 (Maryland 1906: 667).

The hipped roof building is an example of an early twentieth century commercial building. Late nineteenth and early twentieth century rural, small-scale commercial buildings were most likely adaptations of simple dwelling and outbuilding forms. Often of frame construction and 1 to 2-stories tall, these buildings were built to serve specific roadside functions such as shops and stands. In 2-story structures, the top story provided living space for the proprietor. These buildings usually had front-gable or parapeted flat roofs and typically featured a large display window and a prominent sign over the entrance. Decorative features were few, predominantly limited to a transom over the door and decorative signs (Liebs, 1985: 5-9).

The cottage associated with the hotel and tavern is an example of a vernacular cottage. Between 1870 and 1940 the vernacular cottage style was typically built for Americans of modest means. They are characterized by simple ornamentation and mass-produced components, such as door frames, moldings, sash and window units, and porch decoration. The development of post-Civil War machinery capable of producing large amounts of standardized housing elements, such as those found in cottages, contributed greatly to the development of the modern American housing industry. Designs for vernacular cottages were obtained from popular magazines, such as House Beautiful, or carpenter's and builder's journals, such as American Builder. A variety of front-gable, side-gable, cross-gable and hipped roof frame cottages were developed in the early to mid-twentieth century. Front-gable and hipped roof cottages are primarily 1 to 1½-stories tall, 3-bays wide and several rooms deep. Side-gable and cross-gable structures are usually 2 to 2½-stories tall, are typically 2 to 3-bays in width and vary from one to three rooms deep. They usually include a porch covered with a shed roof. Porches are supported by posts often containing machine-produced Victorian ornamentation. Some cottages feature ornamentation drawn from Craftsman style or Colonial Revival architecture (Gottfried and Jennings 1988, viii-xv).

# CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Hotel Charles Property

SURVEY NO.: CH-410 (PACS A16)

ADDRESS: North side of Burnt Store Road, Hughesville, Charles County

## 8. Significance (Continued)

### National Register Evaluation:

Constructed in 1942, the Hotel Charles Property is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state, or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as both structures are undistinguished examples of a common building types. The integrity of the hipped-roof building has been compromised, as its original form and plan has been altered with a shed-roof addition projecting from its north elevation and the addition of the hyphen, which attaches the building to the hotel. The structures have lost their historic association with the original hotel, which was destroyed in a fire in 1946. Finally, the property has no known potential to yield important information, and therefore, does not meet Criterion D.

### MARYLAND HISTORICAL TRUST

Eligibility recommended \_\_\_\_\_  
Comments \_\_\_\_\_

Eligibility Not Recommended X

Reviewer, OPS: [Signature]

Date: 5/20/98

Reviewer, NR Program: [Signature]

Date: 5/20/98

[Signature]

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## 9. Major Bibliographical References Survey No. CH-410 (PACS A16)

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See Continuation Sheet

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## 10. Geographical Data

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Acreage of nominated property \_\_\_\_\_  
Quadrangle name Hughesville, MD

Quadrangle scale 1:24,000

Verbal boundary description and justification

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List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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## 11. Form Prepared By

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name/title Caroline Hall/Eric Griffiths

organization P.A.C. Spero & Company

date January 1997

street & number 40 W. Chesapeake Avenue, Suite 412

telephone (410) 296-1635

city or town Baltimore

state Maryland

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The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:            Maryland Historical Trust  
                         DHCP/DHCD  
                         100 Community Place  
                         Crownsville, MD 21032-2023  
                         (410) 514-7600

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Hotel Charles Property

SURVEY NO.: CH-410 (PACS A16)

ADDRESS: North side of Burnt Store Road, Hughesville, Charles County

## 9. Major Bibliographical References (Continued)

Bland, John R., ed. The Maryland Directory and State Gazetteer. Baltimore: The Baltimore Publishing Company, 1887.

Brown, Jack D., et al. Charles County, Maryland, A History. La Plata: Charles County Bicentennial Committee, 1976.

William E. Canter, Sr. Interview by Eric F. Griffiths, 19 January 1997.

Charles County Department of Assessment and Taxation. 101 Catalpa Drive, La Plata, Maryland.

Charles County Land Records Office. Charles County Courthouse, Charles Street, La Plata, Maryland.

Fisher, R.S. Gazetteer of the State of Maryland, Compiled from the Returns of the Seventh Census of the United States, and Other Official Documents. Baltimore: James S. Waters, 1852.

Gannett, Henry. A Gazetteer of Maryland. Department of the Interior, United States Geological Survey, Bulletin No. 231, Series F, Geography, 39. Washington, D.C.: Government Printing Office, 1904.

Gottfried, Herbert and Jan Jennings. American Vernacular Design, 1870-1940. Ames, Iowa: Iowa State University Press, 1988.

Hinkel, John V., ed. See Charles County, Maryland, founded in 1658. Compiled by John V. Hinkel & Associates. La Plata: Charles County Chamber of Commerce, 1959.

KCI Technologies, Inc. Draft Historic Context for the U.S. 301 South Corridor Transportation Study, Prince George's and Charles Counties, Maryland. Prepared for the Maryland Department of Transportation, State Highway Administration, August 1996.

Klapthor, Margaret Brown, and Paul Dennis Brown. The History of Charles County, Maryland. La Plata: Charles County Tercentenary, Inc., 1958.

Liebs, Chester H. Mainstreet to Miracle Mile: American Roadside Architecture. Boston: Little Brown & Co., 1985. Map of a Part of Maryland, Copied from the Geological State Map. 1840. Maryland Historical Trust, Crownsville, Maryland.

Martenet, Simon J. Martenet's Map of Maryland, Atlas Edition. Baltimore: Simon J. Martenet, 1866.

Maryland, Delaware and District of Columbia State Gazetteer and Business Directory 1906-1907. Baltimore: R.L. Polk & Co., 1906.



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MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Hotel Charles Property

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## 9. Major Bibliographical References (Continued)

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McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1983.

P.A.C. Spero & Company. Maryland Historic Context, Montgomery County and Prince George's County, Intercounty Connector Project. Volume I. Prepared for the Maryland Department of Transportation, State Highway Administration. Baltimore: P.A.C. Spero & Company, October 1996.

Rivoire, J. Richard. Homeplaces, Traditional Domestic Architecture of Charles County, Maryland. La Plata: Southern Maryland Studies Center, 1990.

William Roberts. Interview by Ryan McKay, 17 January 1997.

State Gazette and Merchants and Farmers Directory for Maryland and the District of Columbia. Baltimore, 1871.

Wearmouth, John M. Charles County's Railroad. Prince George's County Historical Society, Glendale, Maryland.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

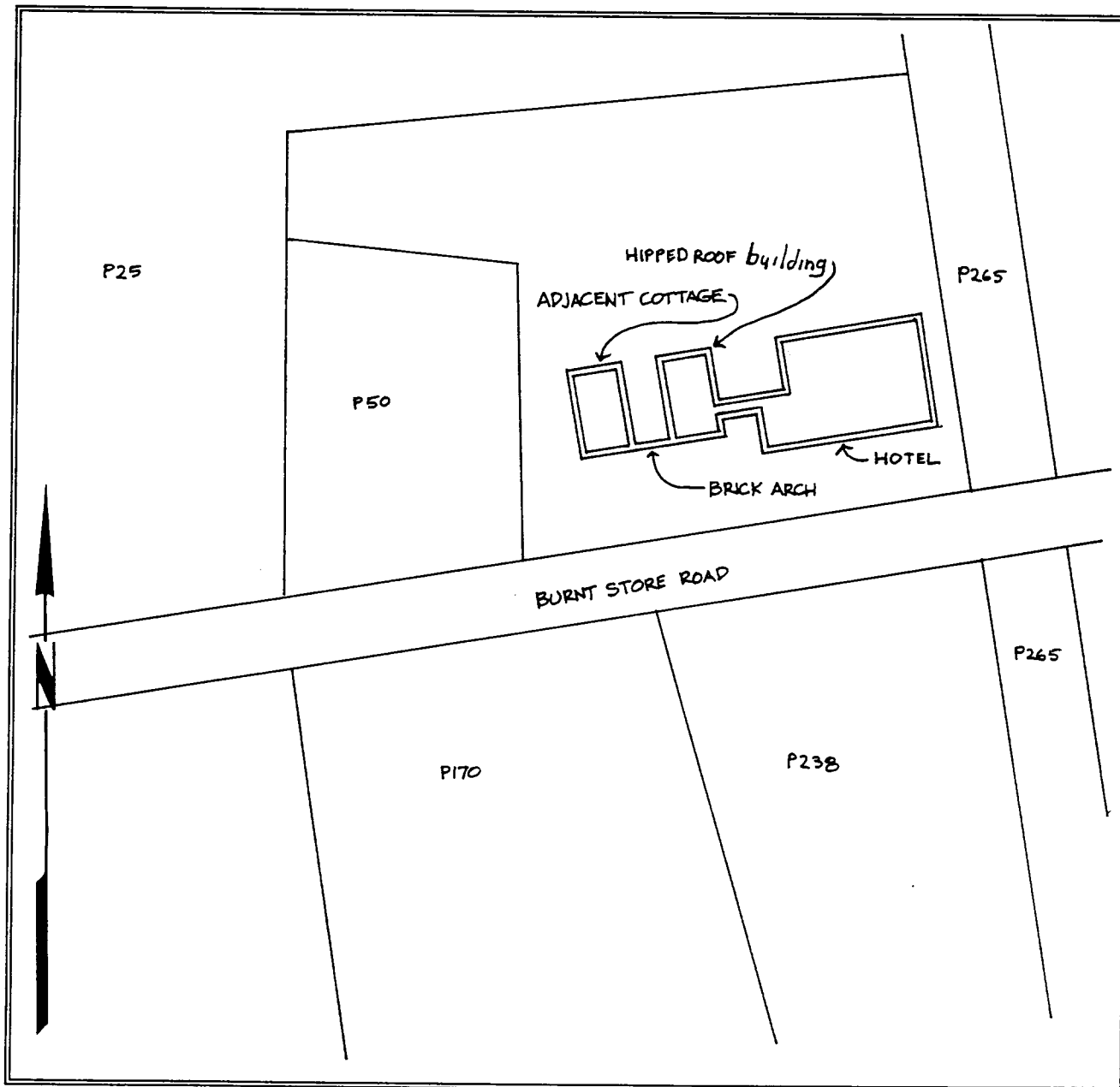
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## 10. Geographical Data (Continued)

Resource Sketch Map:



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Hotel Charles Property

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Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Western Shore

Chronological/Developmental Period Theme (s):

Modern Period A.D. 1930-Present

Prehistoric/Historic Period Theme(s):

Architecture, Landscape Architecture, and Community Planning

RESOURCE TYPE:

Category (see Section 3 of survey form):

Buildings

Historic Environment (urban, suburban, village, or rural):

Village

Historic Function(s) and Use(s):

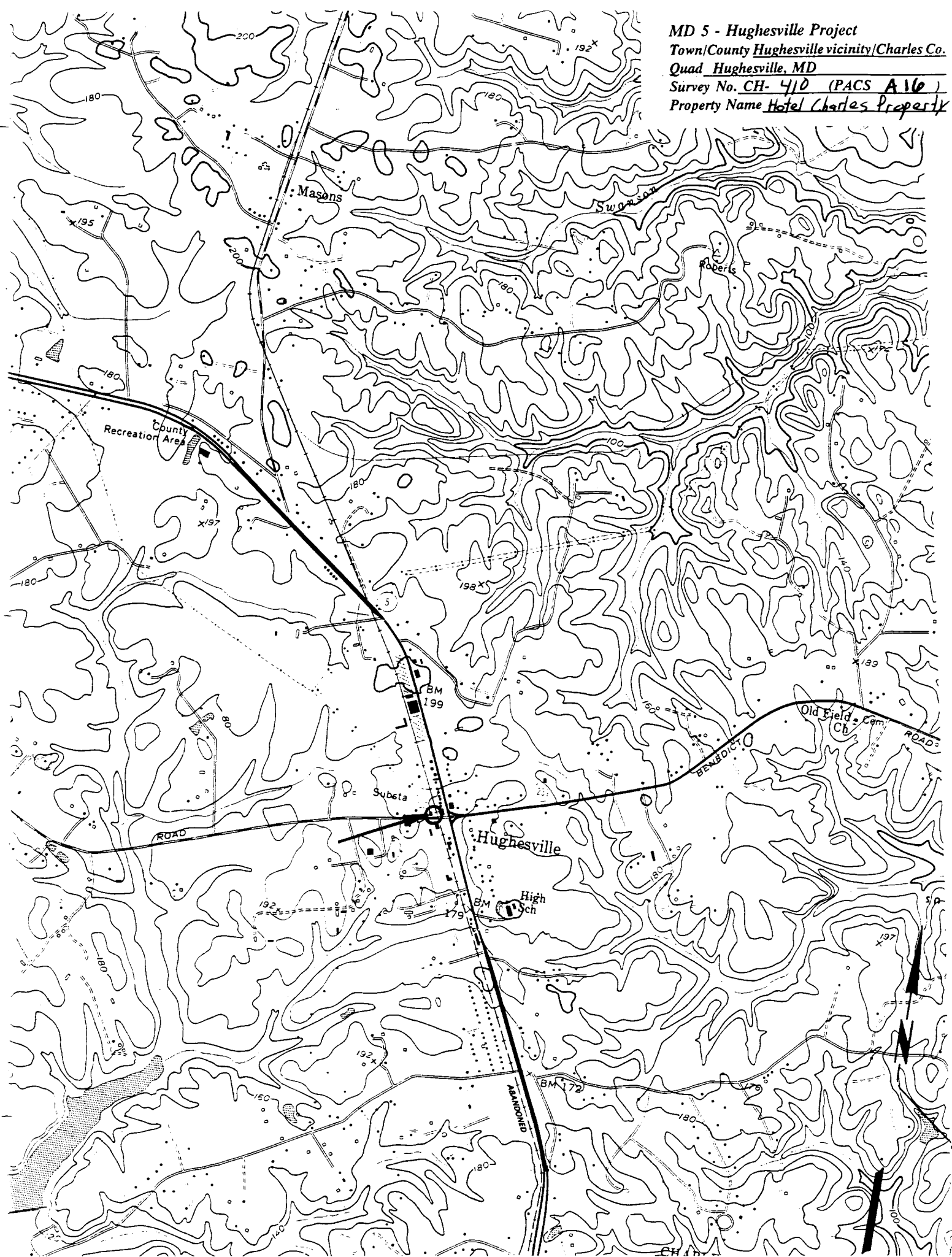
Commercial and Residential

Known Design Source (write none if unknown):

None

Preparer  
P.A.C. Spero & Company  
January 1997

MD 5 - Hughesville Project  
Town/County Hughesville vicinity/Charles Co.  
Quad Hughesville, MD  
Survey No. CH- 410 (PACS A16)  
Property Name Hotel Charles Property





- 1 CH-410
- 2 The Hotel Charles Property
- 3 Charles County, MD
- 4 Eric Griffiths
- 5 January 1997
- 6 MD SHAP
- 7 South elevation, view NE
- 8 1 of 13



1 CH-410

2 The Hotel Charles Property

3 Charles County, MD

4 Eric Griffiths

5 January 1997

6 MD SHPO

7 15100 Burnt Store Rd, E elev., view NW.

8 2 of 13





1 CH-410

2 The Hotel Charles Property

3 Charles County, MD

4 Eric Griffiths

5 January 1997

6 MD STPO

7 West and North Elevations, view SE

8 3 of 13



- 1 CH-410
- 2 The Hotel Charles Property
- 3 Charles County, MD
- 4 Eric Griffiths
- 5 January 1997
- 6 MD SHPO
- 7 East Elevation, view NW
- 8 4 of 13



1- CH-410

2- THE HOTEL CHARLES PROPERTY

3- CHARLES COUNTY, MD

4- Tim Tamburrino

5- February 1998

6- MD SHPO

7- Front elevation, hotel building, view N

8- 5 of 13



1-CH-410

2-THE HOTEL CHARLES PROPERTY

3- CHARLES COUNTY, MD

4- Tim Tamburrino

5- February 1998

6- MD SHPO

7- Front elevation, view NW

8- 6 of 13





1- CH-410

2- THE HOTEL CHARLES PROPERTY

3- CHARLES COUNTY, MD

4- Tim Tamborrino

5- February 1998

6- MD SHPO

7- Front and East Elevation, Hotel building, view N

8- 7 of 13



1- CH - 410

2- THE HOTEL CHARLES PROPERTY

3- CHARLES COUNTY, MD

4- Tim Tamburrino

5- February 1998

6- MD SHPO

7- REAR ELEVATION, VIEWS

8- 8 of 13



- 1 CH-410
- 2 The Hotel Charles Property
- 3 Charles County, MD
- 4 Eric Giffitts
- 5 January 1997
- 6 MD SHPO
- 7 North Elevation, view SW
- 8 9 & 13



1 CH-410

2 The Hotel Charles Property

3 Charles County, MD

4 Eric Guffelt

5 January 1997

6 MD STPO

7 15100 Burnt Store Rd, e. elev. view  
NW

8 10 of 13





- 1 CH-410
- 2 The Hotel Charles Property
- 3 Charles County, MD
- 4 Eric Guffetto
- 5 January 1997
- 6 IND SHPO
- 7 15100 Burrnt Store Rd, w. elev, vien
- 8 11 of 13



- 1 CH-410
- 2 the Hotel Charles Property
- 3 Charles County, MD
- 4 Eric Griffiths
- 5 January 1997
- 6 MD SHPO
- 7 15100 Burnt Store Rd, N. elev., view  
SE
- 8 12 of 13



- 1 CH-410
- 2 The Hotel Charles Property
- 3 Charles County, MD
- 4 Eric Griffiths
- 5 January 1997
- 6 MD SHPO
- 7 West elevation of Cottage, view  
NE
- 8 13 of 13